

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: RESCINDING DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS 5, 6, and 9 IN THE
FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and Federal law; and

WHEREAS, the Authority is cognizant of the need for adequate low-moderate income housing in the Project Area; and

WHEREAS, The Roberts-Rosenthal Associates of Newton was tentatively designated Redeveloper of Parcels 5, 6, 9 on May 27, 1971, for the purpose of constructing low-moderate income housing; and

WHEREAS, Roberts-Rosenthal Associates has been unable to prepare a feasible plan for the redevelopment of Parcels 5, 6 and 9;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the tentative designation of Roberts-Rosenthal Associates voted by the Authority on May 27, 1971, is hereby rescinded.

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MEMORANDUM

MARCH 16, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY

SUBJECT: FENWAY URBAN RENEWAL AREA
MASS. R-115
RESCINDING DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS 5, 6, and 9

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On May 27, 1971, the Authority tentatively designated Roberts-Rosenthal Associates as the Redeveloper of Parcels 5, 6, and 9. The proposal as submitted by the tentative designee called for the development of approximately 616 residential units for low and moderate income housing with commercial development on the lower two floors financed through Massachusetts Housing Finance Agency. The site is generally located at the intersection of Massachusetts and Huntington Avenues, and it was hoped that construction on these sites could be commenced by the fall of 1971.

In the intervening months since tentative designation, it has become apparent that the Roberts-Rosenthal scheme was economically infeasible because of its incompatibility with construction costs of other Massachusetts Housing Finance Agency developments and the uncertainty of adequate 236 funding through Massachusetts Housing Finance Agency.

On February 8, 1972, Roberts-Rosenthal Associates informed the Authority that it had found after months of work that their proposed project was economically infeasible and that Massachusetts Housing Finance Agency would therefore not be willing to participate in the financing of the project. This letter served as a notification of withdrawal on the part of the tentative developer.

I therefore recommend that the tentative designation of Roberts-Rosenthal Associates as Redeveloper of Parcels 5, 6, and 9 in the Fenway Urban Renewal Area be rescinded. An appropriate Resolution is attached.

Attachment